

Westfield-Washington Advisory Plan Commission held a meeting on Monday, April 4, 2011 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Robert Smith, Pete Emigh, Cindy Spoljaric, Steve Hoover, Bill Sanders, Bob Spraetz, and Danielle Tolan.

City Staff Present: Matthew Skelton, Director; Kevin Todd, Senior Planner; Andrew Murray, Planner; and Brian Zaiger, City Attorney

Approval of the Minutes

Motion to approve the March 21, 2011 minutes as presented.

Motion: Emigh; Second: Spraetz; Vote: Passed by Voice Vote

Todd reviewed the Advisory Plan Commission Rules of Procedure.

ITEMS OF BUSINESS

Case No.	1104-DP-03 & 1104-SIT-02
Petitioner	Automatic Pool Covers, Inc.
Description	17397 Oak Ridge Road
	Petitioner requests a Development Plan Review and a Site Plan Review for a new 50,557 square-foot building on approximately 8.5 acres, located in the Custom Commerce Park PUD.

Murray presented the history of the petition, which is for the construction of a new structure for the relocation of Automatic Pool Covers, Inc. He stated that this petition went before the Technical Advisory Committee on March 22, 2011. Murray stated that the landscaping plan, along with a few other items, will be revised prior to the next meeting.

Mr. Tim Jenson, American Structurepoint, presented details of the project as well as a history of Automatic Pool Covers. He discussed the site layout, building elevations, the multi-use path, site access, landscaping, and possible future growth.

Sanders asked about odor and noise.

Jenson responded that there should not be any odor. He added that the only noise would be from the trucks sitting outside while being unloaded.

Sanders asked about the height of the overhead doors.

Jenson responded that they will be between 14' to 14.6'.

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2 A Public Hearing opened at 7:13 p.m.

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4 No one spoke, and the Public Hearing closed at 7:14 p.m.

5
6 Spoljaric asked for an explanation on access in and out of the site and how the trucks would move within
7 the site.

8
9 Skelton responded that the only access is from Oak Ridge Road.

10
11 Jenson responded that the access has been aligned directly across from Pine Ridge Drive for traffic safety
12 reasons. He explained that the access drive to the truck docks is thirty (30) feet wide and there is
13 adequate room for trucks to maneuver on the site.

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15 Spoljaric asked how many trucks the business receives per day.

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17 Jenson responded that they receive a maximum of two or three trucks per day, adding that they have
18 approximately ten trucks per week.

19
20 Case No. 1104-PUD-04
21 Petitioner Oak Ridge Pointe PUD Amendment
22 Description State Road 32 & Oak Ridge Road
23 Wilfong Land Companies, LLC requests amendments to the development standards of
24 the Oak Ridge Pointe PUD.
25

26 Todd reviewed the petition, which is an amendment to the Oak Ridge Pointe PUD ordinance. He
27 explained that the amendment would modify some of the development standards so that the PUD could
28 accommodate some businesses which might be displaced by the future US 31 project.
29

30 Mr. Jon Dobosiewicz, Nelson & Frankenberger, presented further details of the project. He discussed the
31 site plan and identified the different districts within the development. Dobosiewicz highlighted the
32 proposed amendments and mentioned that several of the changes accommodate standards found in the
33 draft State Highway 32 Overlay Zone. He stated that there were no changes to the permitted land uses
34 being proposed.
35

36 Spoljaric commented that she would like to see, in writing, the exact changes from the original document.

37
38 Sanders requested the same.

39
40 Spoljaric asked if there was a revised traffic impact study.

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42 Dobosiewicz stated that there is not a revised traffic impact study.

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44 A Public Hearing opened at 7:35 p.m.

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46 No one spoke, and the Public Hearing closed at 7:36 p.m.

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48 Hoover stated that he has several comments but anticipates that most of them will be addressed in the
49 revised document which will be presented at the next meeting.
50

1 Todd stated that he received an email from a citizen who is interested in historical preservation and is
2 asking about the possibility of preserving and possibly relocating an old barn on the property.
3

4 Dobosiewicz stated that they have not been approached about this, but would be interested in talking to
5 the gentleman.
6

7 Smith asked staff to respond to the citizen, and forward them the petitioner's contact information.
8
9

10 **ADJOURNMENT** (7:49 p.m.)
11

12 Approved (date)
13
14

15 _____
16 President, Robert Smith, Esq.
17

18 _____
19 Vice President, Cindy Spoljaric
20

21 _____
Secretary, Matthew S. Skelton, Esq.